

CITY OF SUNNYVALE REPORT Planning Commission

January 10, 2005

SUBJECT: 2004-0916 – Dan Winklebleck [Applicant]: Application for a

6,320 square-foot site located at 1614 Grosbeak Avenue in

an R-0 (Low-Density Residential) Zoning District.

Motion Design Review to allow the construction of a new 3,799

square-foot two-story home resulting in 60% FAR (Floor Area Ratio) where 45% may be considered without Planning

Commission Review (APN: 309-48-012)

REPORT IN BRIEF

Existing Site Conditions

Existing one-story home

Surrounding Land Uses

North Single Family Residential
South Single Family Residential
East Single Family Residential
West Single Family Residential

Issues Neighborhood Compatibility

Environmental

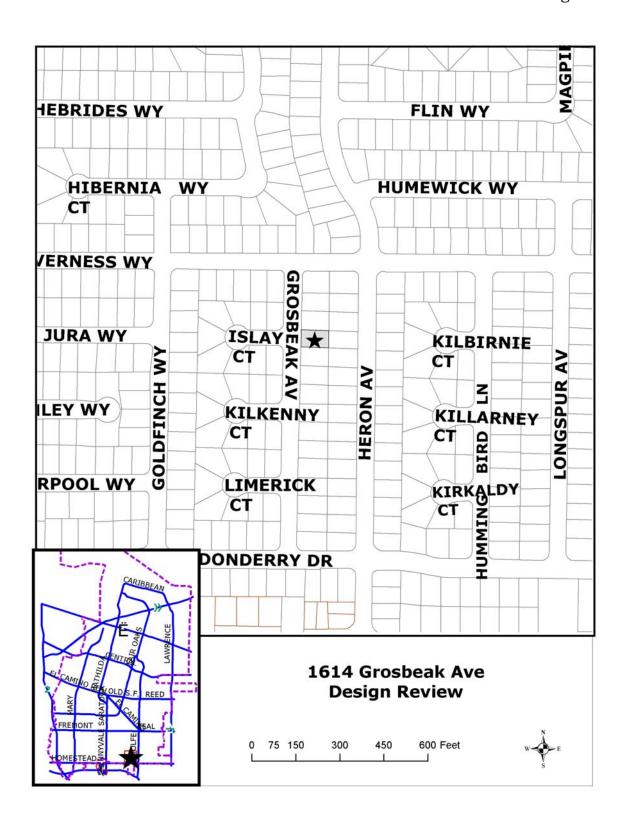
Status

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions

and City Guidelines.

Staff Approve with conditions

Recommendation



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED	
General Plan	Residential	Same	Residential	
General Flan	Low Density		Low Density	
Zoning District	R-0	R-0	R-0	
Lot Size (s.f.)	6,320	6,320	6,000 min.	
Lot Width (ft.)	63	63	57 min.	
Gross Floor Area (s.f.)	2,481	3,799	NA	
Lot Coverage (%)	39.2	39.9	40 max.	
Floor Area Ratio (FAR)	39.2%	60%	45% without	
`			PC Review	
No. of Buildings On-Site	1	1	1	
Building Height (ft.)	16'	26'	30 feet max.	
No. of Stories	1	2	2 max.	
Setbacks (facing prop.)				
• Front (ft.)	20'	20'	20' min.	
• Front 2 nd Story	NA	29'	25' min.	
• Left Side 1 ST Story (ft.)	6'	5'	4' min.	
• Right Side 1ST Story	9'	10'3"	8' min.	
(ft.)		(Total 15'3")	(Total 12')	
• Left Side 2 nd Story (ft.)	NA	10'8"	7' min.	
• Right Side 2nd Story	NA	14' 2"	11' min.	
(ft.)		(Total 24'10")	(Total 18')	
Rear 2 nd Story	NA	27	20' min.	
• Rear Encroachment (%)	9	0	25% max.	
Parking				
• Total No. of Spaces	4	4	4 min.	

ANALYSIS

Description of Proposed Project

The applicant is proposing to demolish the existing one-story home and construct a new 2-story home. The resulting project is an increase of 1,318 square feet above the existing conditions.

Background

Previous Actions on the Site:

No previous planning permits have been reviewed for the subject site.

Environmental Review

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions. Class 3 Categorical Exemptions include construction of a new single family home in an urban area.

Design Review

Site Layout:

The site is dimensionally a typical lot for Grosbeak Avenue with its rectangular shape and approximate 6,300 square feet of lot area. The short cul-de-sac bulb streets in the neighborhood have larger and more variable lot sizes. There are no significantly sized trees on site.

Architecture:

Neighborhood

The existing home has a modest one-story home appearance on a block that also is primarily modest one-story ranch homes. The neighboring home to the north is a large two-story home that includes and addition constructed in the mid 1990s. In the larger general neighborhood there are frequent occurrences of two-story homes.

Subject Design

The proposed home maintains the orientation of the existing home with the a front loaded garage directly accessed from the street. The garage is situated approximately five feet in front of the front façade. The rear yard is proposed to have a minimum of a 20-foot setback with no rear yard encroachment. The south (right side) includes a new small covered porch of approximately 70 square feet. The new second story has an additional inset setback from the first floor on all sides, the largest inset setback being located on the north (left side) of the home to address apparent massing impacts of a second story.

The architecture is a contemporary style that attempts to provide both first and second floor articulation with setbacks and bumpouts, including a covered porch and bay window on the first floor. The applicant has included a high degree of accents for the front façade and has appropriately wrapped the materials to logical ending points on the bay windows and second story window bumpouts to provide materials consistency. Stone veneer is proposed to accentuate the garage design, porch columns, and the base of the bay window. The main front façade exterior material is cement wood grain horizontal siding with additional shingle siding as accents. The remainder of the home's exterior finish is primarily stucco. The roof includes multiple peaks and valleys in a

hipped roof design with a moderate pitch of 5 to 12. A color palette and material sample has not been provided at this time. Final colors and material selection approval is included as a condition of approval.

The window selection has a consistent style and sizing appropriate for the homes design. Staff does note that on the south (right side) of the home numerous windows are included for maximum solar exposure and natural lighting, but no privacy treatments are included. The rear façade also includes large windows overlooking the rear yard. Although there may be potential for privacy impacts, no comments from neighbors regarding this issue have been conveyed to staff.

Parking

The proposed development complies with minimum parking requirements of 2 covered and 2 driveway spaces. The project complies with minimum garage area requirements by providing 425 square feet where 400 square feet is required.

Compliance with Development Standards

The development does not have any non-conforming conditions or propose any variances. The R-O Zone does not restrict the Floor Area Ratio (FAR) for a home, but instead utilizes FAR as a threshold that triggers Planning Commission review for homes over 45%. The proposed 60% FAR is, therefore, in conformance with R-O development standards upon approval of the design review by the Planning Commission. The northern abutting property is a two-story home as well and no solar shading impacts are projected from the proposed two-story home on the subject site.

Expected Impact on the Surroundings

The home has a higher FAR than surrounding properties and includes a second story that is not a common element on this block. The potential impacts would be perceived as additional bulk in a modest single-story home neighborhood and potential privacy impacts to the south and east. In addition to second story windows privacy concerns, the side yard patio is not a common feature for single-family homes in Sunnyvale and as such may have additional noise and levels of activity concerns beyond that of a rear yard patio which has a greater degree of separation from neighbors. As mentioned earlier, no comments on privacy have been submitted to staff. The design has incorporated features to provide visual interest and maintains the entry pattern of the neighborhood.

Findings, General Plan Goals and Conditions of Approval

Staff was able to make the required Findings for the Design Review. Although the overall FAR is higher than surrounding properties the design features of the home are consistent with design guidelines for compatibility.

- Findings and Design Techniques are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

Public Contact

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
 Published in the Sun newspaper Posted on the site 18 notices mailed to the property owners and residents within adjacent to the project site 	 Posted on the City of Sunnyvale's Website Provided at the Reference Section of the City of Sunnyvale's Public Library 	 Posted on the City's official notice bulletin board City of Sunnyvale's Website Recorded for SunDial

Alternatives

- 1. Approve the Design Review with attached conditions.
- 2. Approve the Design Review with modified conditions.
- 3. Deny the Design Review.

Recommendation

Recommend Alternative 1
Prepared by:

Kelly Diekmann
Project Planner

Reviewed by:

Gerri Caruso Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

Recommended Findings - Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns	The project includes a direct-access front loaded garage and a front door opening to the public street with a modest human scaled covered porch.
2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.	The project has a higher FAR than neighboring homes, but includes design techniques of greater than minimum front yard setback, inset second story setbacks, high quality accent materials, window trim, articulation, and hipped roof for design compatibility.
2.2.3 Design homes to respect their immediate neighbors	Windows are placed along the rear and south facades and a side yard patio could raise privacy concerns from neighbors. No comments have been received about the project indicating that problems could occur. The greatest side yard setback is provided on the south side of the home abutting a single family home.
2.2.4 Minimize the visual impacts of parking.	Parking is provided per the code standard of 4 spaces, including a two-car garage.
2.2.5 Respect the predominant materials and character of front yard landscaping.	No front yard landscaping is proposed to be modified.
2.2.6 Use high quality materials and craftsmanship	The project will utilize high quality composition roof materials, cement siding, and stucco exterior. Shingle siding, window trim, and stone veneer are also proposed.
2.2.7 Preserve mature landscaping	No significant landscaping exists on site.

The project's design and architecture meet the requirements of the *Single Family Design Techniques*. The overall height and roof type, design features, orientation, and quality materials are consistent with both two-story and one-story home designs of the neighborhood.

Recommended Conditions of Approval - Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development. Major changes require approval at a public hearing.
- B. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- C. The Design Review Permit for the use shall expire if the permit is not exercised within one year from the date of approval.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain necessary permits from the Department of Public Works for any off-site improvements.
- B. Obtain Building Permit prior to demolition and prior to construction.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Final exterior building materials and color scheme are subject to review and approval by the Director of Community Development prior to issuance of a building permit.
- B. Roof material shall be 50-year dimensional composition shingle or equivalent warranty material providing texture and shadow effect, or as approved by the Director of Community Development.
- C. Accent materials are to wrap to logical building endpoints or terminate at a fence line as approved by the Director of Community Development.